

PARCEL ID 001-136-12

After Recording Return to:
WFGLS
2740 N DALLAS PARKWAY #140
PLANO, TX 75093
File No. 389411

Tax ID No.: 001-136-12

Mail Tax Statements

Rita Frederickson

401 S. Spring St.

Eureka, NV 89316

QUIT CLAIM DEED

DOC# 224921

10/04/2013

08:59AM

Official Record

Requested By
WFG LENDER SERVICES

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By FS RPTT: \$0.00

Book- 0555 Page- 0223



0224921

STATE OF NEVADA
COUNTY OF EUREKA

THIS INDENTURE made and entered into on this 15th day of September, 2013, by and between **JAMES FREDERICKSON AND RITA FREDERICKSON, HUSBAND AND WIFE**, 401 SOUTH SPRING STREET, EUREKA, NEVADA 89316 hereinafter referred to as Grantor(s) and, **JAMES FREDERICKSON AND RITA FREDERICKSON, AS TRUSTEES OF THE JAMES AND RITA FREDERICKSON 1991 LIVING TRUST** 401 SOUTH SPRING STREET, EUREKA, NEVADA 89316, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in EUREKA County, NEVADA:

THE REAL PROPERTY SITUATE IN THE COUNTY OF EUREKA, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE SOUTH 22.39 FEET OF LOT 27 AND ALL OF LOTS 28, 29, 30 AND 31 OF BLOCK 7, ACCORDING TO THE OFFICIAL PLAT OF EUREKA TOWNSITE, COUNTY OF EUREKA, STATE OF NEVADA AS APPROVED BY THE GENERAL LAND OFFICE ON NOVEMBER 19, 1937.

Also known as: 401 SOUTH SPRING STREET, EUREKA, NV 89316

Property Tax ID No.: 001-136-12

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 001-136-12

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 25 day of September 2013.

James Frederickson
JAMES FREDERICKSON

Rita Frederickson
RITA FREDERICKSON

STATE OF NEVADA
COUNTY OF Clark

On 9-25-13, before me, the undersigned, a notary public in and for said State personally appeared James Frederickson and Rita Frederickson, Husband and Wife personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Printed Name

NOTARY PUBLIC

Kay A. Hill - Notary Public



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Page: 1 of 1

Fee: \$15.00

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PRTT: \$0.00

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 001-136-12

b.

c.

d.

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.
 c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
 e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
 g. ☐ Agricultural h. ☐ Mobile Home
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 61,850.00

b. Deed in Lieu of Foreclosure Only (value of property (0)

c. Transfer Tax Value: \$ 0

d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity: Agent of Mortgagee

Signature _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Fredericksen & Rita Fredericksen

Address: 401 S Spring St

City: Eureka

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Trustees of the James & Rita Fredericksen

Address: 401 S Spring St

City: 401 S Spring St

State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: WFG lender Services

Escrow # 389411

Address: 2625 Townsgate Rd Ste 101

City: Westlake Village

State: CA

Zip: 91361

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED